

Notice of the Tribunal Decision

Rent Act 1977 Schedule 11

Address of Premises

Top Floor 14 Briarwood Road, Lambeth
London SW4 9PX

The Tribunal members were

Neil Martindale FRICS

Landlord

George Rushton & Marie Rushton

Tenant

Firouz Yavari

1. The fair rent is

£182

Per

week

(excluding water rates and council tax but including any amounts in paras 3&4)

2. The effective date is

28 June 2022

3. The amount for services is

£ 11.53 included

Per

week

4. The amount for fuel charges (excluding heating and lighting of common parts) not counting for rent allowance is

nil

Per

negligible/not applicable

5. The rent is/is not to be registered as variable.

6. The capping provisions of the Rent Acts (Maximum Fair Rent) Order 1999 do not apply because of the 15% exemption.

7. Details (other than rent) where different from Rent Register entry

The maximum fair rent cap does not apply because of repairs and improvements carried out by the landlord result in a rent at least 15% higher than would otherwise have been the case. The fair rent above does not include the water rates or council tax due.

8. For information only: In this decision this part does not apply, as explained above.

(a) The fair rent to be registered is the maximum fair rent as prescribed by the Rent Acts (Maximum Fair Rent) Order 1999. The rent that would otherwise have been registered was

£
per including £ per for services (variable).

(b) The fair rent to be registered is not limited by the Rent Acts (Maximum Fair Rent) Order 1999, because it is the same as/below the maximum fair rent of £ per including

£ per for services (variable) prescribed by the Order.

Chairman

N Martindale

Date of decision

28 June 2022